

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
October 2, 2007**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.
2. Roll Call.

PRESENT: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright,
Martinez, R. Valadez, Gray

ABSENT: None

DISTRICT 4: Vacant

3. Director's Report.
4. Approval of September 18, 2007 Minutes.

1:00 PM – Public Hearing

Chairman Sherrill stated Zoning Case Z2007252 S and Z2007267 have been withdrawn as per the applicant's request. Also, Zoning Case Z2007278 has been postponed.

CONSENT ZONING

Commissioner Gadberry made a motion to approve the following rezoning cases being that staff recommendations were for approval. Additionally, no citizens had signed to speak on said cases: item 15, 16 and 17. The motion was seconded by Commissioner Wright.

5. ZONING CASE NUMBER Z2007296 (Council District 1): The request of Andres Andujar, Applicant, for Alamo River Partners, Ltd, Owner(s), for a change in zoning from "I-1" "RIO-2" General Industrial River Improvement Overlay District-2 to "D" "RIO-2" Downtown River Improvement Overlay District-2 on Lot 12, Block 273 (1.345 acres), NCB 449, 103 West 9th Street. Staff recommends approval.

This case was approved by consent.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor. Staff mailed 140 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez,
R. Valadez, Gray

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2007295 (Council District 6): The request of Huntington Apartments, LLC & 14339 Eastwood Apartments L. P., D. B. A. Pipers Square Apartments, Applicant, for Huntington Apartments, LLC & 14339 Eastwood Apartments L. P., D. B. A. Pipers Square Apartments, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "MF-25" Multi-Family District on Lot 8, Block 30, NCB 18080, 7750 and 7770 Pipers Lane. Staff recommends approval.

This case was approved by consent.

Staff stated there were 27 notices mailed out to the surrounding property owners, 3 returned in opposition and 3 returned in favor and Pipers Meadows Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez,
R. Valadez, Gray

NAY: None

THE MOTION CARRIED

7. ZONING CASE NUMBER Z2007294 (Council District 9): The request of Sherfey Engineering SA, LLC, Applicant, for Mike Jerniz, Owner(s), for a change in zoning from "MF-33" Multi-Family District to PUD "MF-33" Planned Unit Development Multi-Family District on the East 72.6 Feet of Lot 74 and Lot 77, Lot 78, and Lot 82, NCB 11888, 1607, 1615 and 1619 Terra Alta. Staff recommends approval.

This case was approved by consent.

The following citizen(s) appeared to speak:

Jim Linehan, spoke in favor.

Staff stated there were 40 notices mailed out to the surrounding property owners, 2 returned in opposition and 6 returned in favor.

COMMISSION ACTION

The motion was made by Commissioner Gadberry and seconded by Commissioner Wright to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION

8. ZONING CASE NUMBER Z2007246 ERZD (Council District 8): The request of Kaufman and Associates, Inc., Applicant, for Madison Realty Development Corporation, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District and "RM-4" ERZD Residential Mixed Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District on Lot 1, Lot 2, Lot 3 and Lot 6, Block 1, NCB 14756, 7203 Green Glen Drive. Staff recommends approval of "C-2" ERZD on Lots 1 and 2 and "O-1" ERZD on Lots 3 and 6.

Bill Kaufman, representative, stated they are amending their request to "O-1" ERZD. He stated they are proposing a commercial development.

The following citizen(s) appeared to speak:

Chris Beal, spoke in favor.

Cynthia Nemick, spoke in favor.

Staff stated there were 23 notices mailed out to the surrounding property owners, 8 returned in opposition and 5 returned in favor and Hills and Dale Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Gray to recommend approval of "O-1" ERZD.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2007260 ERZD (Council District 8): The request of Horacio Somohano, III, Applicant, for Carpet Source, Owner(s), for a change in zoning from "R-6" ERZD Residential Single Family Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District on Lot 4, Block 18, NCB 14728, 12027 Huebner Road. Staff recommends approval.

Horacio Somohano, applicant, stated the purpose of this request is to relocate his existing business.

No citizens to speak

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Vance Jackson Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner R. Valadez and seconded by Commissioner Martinez to recommend approval.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

10. ZONING CASE NUMBER Z2007270 CD (Council District 2): The request of United Bilt Homes, Inc., Applicant, for United-Bilt Homes, Inc., Owner(s), for a change in zoning from "R-5" Residential Single Family District to "C-2" (CD-Modular Housing Sales) Commercial District with a Conditional Use for Modular Housing Sales on 2.227 acres out of NCB 12886, 1722 Semlinger Road. Staff recommends approval.

Lowell Pinnock, representative, stated they are proposing to modular homes. He further stated he would like to amend his request to "C-2NA" and is in agreement with staff's conditions.

No citizens to speak

Staff stated there were 24 notices mailed out to the surrounding property owners, 7 returned in opposition and 1 returned in favor and no response from Dell Crest Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Hawkins and seconded by Commissioner Martinez to recommend approval of "C-2NA" CD with staff conditions.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, Martinez, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2007256 CD (Council District 4): The request of Earl & Associates, P. C., Applicant, for Hold'em Investments, LP, Owner(s), for a change in zoning from "RP" Resource Protection District and "FR" Farm and Ranch District to "R-4" (CD-Two-Family Dwelling) Residential Single-Family District with a Conditional Use for Two-Family Dwellings at a density not to exceed 7 units per acre on 51.898 acres out of CB 4191, 3000 Block of West Jett Road. Staff recommends denial.

Applicant/Representative not present.

The following citizen(s) appeared to speak:

Margaret Sanchez, spoke in opposition.

Staff stated there were 26 notices mailed out to the surrounding property owners, 8 returned in opposition and 3 returned in favor. Staff mailed 89 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend a continuance until November 6, 2007.

AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Hawkins, Wright, R. Valadez, Gray

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2007290 CD (Council District 2): The request of Abdel-Hakim Taha, Applicant, for SparHawk, Inc., Owner(s), for a change in zoning from "I-1" "EP-1" General Industrial Event Parking Overlay District and "C-2" "EP-1" Commercial Event Parking Overlay District-1 to "C-1" "EP-1" (CD-Convenience Store with Gasoline and Carwash) Light Commercial Event Parking Overlay District-1 with a Conditional Use for a Convenience Store with Gasoline and Carwash on Lots 14, 15, 16, and 17, Block 9, NCB 1436, 2403, 2405, 2411, and 2415 East Commerce Street. Staff recommends approval pending Plan Amendment.

Nada Taha, representative, stated they are proposing a Convenience Store with Gasoline and Carwash.

No citizens to speak

Staff stated there were 41 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Jefferson Heights Neighborhood Association.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to find inconsistent with the neighborhood plan.

(A verbal vote was taken)

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez,
R. Valadez, Gray**

NAYS: None

RECUSED: Hawkins

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner Wright to recommend approval pending Plan Amendment.

**AYES: Sherrill, Robbins, J. Valadez, Westheimer, Gadberry, Wright, Martinez,
R. Valadez, Gray**

NAYS: None

RECUSED: Hawkins

THE MOTION CARRIED

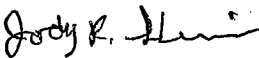
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13. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 1:59 p.m.

APPROVED:


Jody R. Sherrill, Chair

ATTEST:


Executive Secretary